

Department of Human Services  
Bureau of Human Service Licensing  
LICENSING INSPECTION SUMMARY - PUBLIC

October 8, 2025

[REDACTED]  
CHRISTIAN LIFE SERVICES INC  
[REDACTED]

RE: CHRISTIAN LIFE SERVICES  
3408 -10 NORTH 19TH STREET  
PHILADELPHIA, PA, 19140  
LICENSE/COC#: 13279

[REDACTED],  
As a result of the Pennsylvania Department of Human Services, Bureau of Human Service Licensing review on 09/09/2025 of the above facility, we have determined that your submitted plan of correction is fully implemented. Continued compliance must be maintained.

Please note that you are required to post this Licensing Inspection Summary at your facility in a conspicuous location.

Sincerely,  
[REDACTED]

cc: Pennsylvania Bureau of Human Service Licensing

**Facility Information**

Name: CHRISTIAN LIFE SERVICES License #: 13279 License Expiration: 07/25/2026  
 Address: 3408 10 NORTH 19TH STREET, PHILADELPHIA, PA 19140  
 County: PHILADELPHIA Region: SOUTHEAST

**Administrator**

Name: [REDACTED] Phone: [REDACTED] Email: [REDACTED]

**Legal Entity**

Name: CHRISTIAN LIFE SERVICES INC  
 Address: [REDACTED]  
 Phone: [REDACTED] Email: [REDACTED]

**Certificate(s) of Occupancy**

Type: I-1 Date: 02/03/2015 Issued By: City of Philadelphia L & I

**Staffing Hours**

Resident Support Staff: 0 Total Daily Staff: 29 Waking Staff: 22

**Inspection Information**

Type: Partial Notice: Unannounced BHA Docket #:  
 Reason: Monitoring Exit Conference Date: 09/09/2025

**Inspection Dates and Department Representative**

09/09/2025 - On-Site: [REDACTED]

**Resident Demographic Data as of Inspection Dates**

General Information  
 License Capacity: 44 Residents Served: 29  
 Secured Dementia Care Unit  
 In Home: No Area: Capacity: Residents Served:  
 Hospice  
 Current Residents: 0  
 Number of Residents Who:  
 Receive Supplemental Security Income: 29 Are 60 Years of Age or Older: 12  
 Diagnosed with Mental Illness: 29 Diagnosed with Intellectual Disability: 0  
 Have Mobility Need: 0 Have Physical Disability: 0

**Inspections / Reviews**

09/09/2025 Partial  
 Lead Inspector: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 09/28/2025

09/26/2025 - POC Submission  
 Submitted By: [REDACTED] Date Submitted: 10/07/2025  
 Reviewer: [REDACTED] Follow-Up Type: POC Submission Follow-Up Date: 10/01/2025

Inspections / Reviews (*continued*)

## 10/01/2025 POC Submission

Submitted By: [REDACTED]

Date Submitted: 10/07/2025

Reviewer: [REDACTED]

Follow Up Type: Document Submission Follow Up Date: 10/03/2025

## 10/08/2025 Document Submission

Submitted By: [REDACTED]

Date Submitted: 10/07/2025

Reviewer: [REDACTED]

Follow Up Type: Not Required

85a - Sanitary Conditions

1. Requirements

2600.  
85.a. Sanitary conditions shall be maintained.

Description of Violation

On [redacted] at 10:45 A.M., the first floor communal kitchen bathroom had a toilet seat with stains and dirt present, and a stained tub with dirt towards the back. The bathroom floor also had a puddle of water near the door.

On [redacted] at 10:50 A.M., the second floor communal bathroom on [redacted] side next to bedroom [redacted] had mold on the floor next to the wall closest to the toilet, a toilet with fecal matter on the rim, seat, and inside the bowl, and a tub with dirt.

Plan of Correction Accept [redacted] 10/01/2025)

09/10/25 Immediate Remediation: - the affected areas were deep cleaned and disinfected and sanitized on 09/09/25 everything was complete before the inspection was over - On 09/10/25 all direct care and housekeeping staff received verbal and written instructions on sanitation standards, infection control, equipment handling, and trash management.

Effective 09/10/25-Housekeeping/designee will conduct hourly rounds to ensure all bathrooms are clean.

Licensee's Proposed Overall Completion Date: 09/28/2025

Implemented [redacted] - 10/08/2025)

95 - Furniture and Equipment

2. Requirements

2600.  
95. Furniture and Equipment - Furniture and equipment must be in good repair, clean and free of hazards.

Description of Violation

On [redacted] at 9:21 A.M. an outlet in the first floor tv room was not adhered to the wall and was in use with an air conditioning unit and air freshener plugged into it. This poses a risk of electric shock.

Plan of Correction Accept [redacted] - 10/01/2025)

During inspection on 09/09/25 the first floor tv room wall outlet was replaced and no longer poses a risk for electric shock.

09/10/25-staff will conduct rounds to make sure that all furniture, equipment and electrical outlets are in good repair

Any deficiencies will be reported to the administrator/designee immediately for repair.

Effective 09/10/25- administrator/designee will conduct rounds weekly to make sure all furniture/ equipment, and all outlets are in good repair and free of hazards.

Licensee's Proposed Overall Completion Date: 09/28/2025

Implemented [redacted] - 10/08/2025)

103d - Storing Food Off Floor

3. Requirements

2600.  
103.d. Food shall be stored off the floor.

103d Storing Food Off Floor (continued)

Description of Violation

On [redacted] at 9:52 A.M., cans of corn, cans of lima beans, and cans of green beans were stored on the floor of the basement on the [redacted] side.

Plan of Correction

Accept ([redacted] 10/01/2025)

Maintenance bought in another food pallet immediately during the inspection on 09/09/25.

All food was removed from the floor immediately during the inspection on 09/09/25.

Going forward effective on 09/10/25 the staff will conduct rounds when food is being delivered to make sure all food is being stored off the basement floor monthly, on the 3rd Wednesday of each month.

Effective 09/10/25 The administrator/designee will conduct rounds weekly to ensure all food is being properly stored off of the floor properly

Licensee's Proposed Overall Completion Date: 09/29/2025

Implemented [redacted] - 10/08/2025)

103f - Refrigerator/Freezer Temps

4. Requirements

2600.

103.f. Food requiring refrigeration shall be stored at or below 40°F. Frozen food shall be kept at or below 0°F. Thermometers are required in refrigerators and freezers.

Description of Violation

There was no thermometer in the deep freezer 2 and deep freezer 5 in the basement of the [redacted] side.

Plan of Correction

Accept ([redacted] - 10/01/2025)

On 09/09/25 the Administrator ordered two new thermometers and replaced them back into the freezers on 09/10/25

Effective on 09/10/25 staff will check the freezers weekly to make sure the thermometers are present. Any missing thermometers will be replaced immediately.

Effective 09/10/25 administrator/designee will conduct rounds weekly to make sure there is thermometers in all freezers at all times.

Licensee's Proposed Overall Completion Date: 09/29/2025

Implemented [redacted] 10/08/2025)

225a - Assessment 15 Days

5. Requirements

2600.

225.a. A resident shall have a written initial assessment that is documented on the Department's assessment form within 15 days of admission. The administrator or designee, or a human service agency may complete the initial assessment.

Description of Violation

Resident [redacted] was admitted on [redacted] and had an assessment completed on [redacted] The date the assessment was completed was not present.

Plan of Correction

Accept [redacted] 10/01/2025)

The missing date was a human error on Resident [redacted] assessment.

**225a Assessment 15 Days (continued)**

*The date was corrected on site the day of inspection on 09/09/25 in front of inspector.*

*Effective 09/10/25 The administrator/designee will check Rasp upon completing to make sure all paperwork is dated and signed in the 15day timeframe.*

*Effective 09/10/25 all new Rasp will be audited within 15 days of admission by administrator/office manager*

**Licensee's Proposed Overall Completion Date: 09/29/2025**

**Implemented [REDACTED] 10/08/2025)**